



**CITY OF ALAMO HEIGHTS**  
**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**  
**6116 BROADWAY**  
**SAN ANTONIO, TX 78209**  
**210-826-0516**

**Architectural Review Board Meeting**  
**March 15, 2022 – 5:30 P.M.**

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, March 15, 2022 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

***INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press \*9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.***

**Case No. 876 F – 237 Argo**

Request of Lyndsay Thorn of Thorn Architects, PLLC, applicant, representing Stacy and Jeff Foerster, owners, for the compatibility review of the proposed design located at 237 Argo in order to construct a 2-story detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

**Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.**

Plans are available for public viewing on the City's website, with the exception of floor plans, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St, 2<sup>nd</sup> floor. You may also contact Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case.



CELEBRATING 20 YEARS

Lyndsay Thorn, AIA  
Thorn Architects, PLLC  
105 Montclair Ave.  
Alamo Heights, TX 78209  
Tel.: 210.222.0194  
February 24, 2022

Chairman and Board Members of the Architectural Review Board of Alamo Heights,

We propose the demolition of an existing, detached garage that faces Arbutus Steet, although the main property address is 237 Argo Ave. The current one-story structure is composed of lapped wood siding painted light yellow with white trim. The proposed alterations are to remove the existing structure in its entirety and replace with a new 2-story structure that houses a two car garage and accessory dwelling unit. The new structure will match the main house in style and materials.

The existing, detached garage is located within the property setback and contributes to a total lot coverage of .418 or 42%. By removing this existing garage and building a new 2-story structure, we are actually reducing the total lot coverage. The new lot coverage is proposed to be .399 or just under 40%.

The existing Total FAR is 2,954 sf. This new structure will only increase the FAR by 186 sf to bring the new Total FAR to 3,140 sf.

The existing garage to be demolished is approximately 12 feet tall in overall height. The new 2 story structure is under 20' in height from average grade.

Thank you for your consideration,

Lyndsay Thorn, AIA  
Principal  
THORN ARCHITECTS

cc: file

Property Address: 237 Argo Ave		Architecture Type: Craftsman	
Original Architect:		Year Built: 1938	

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	7,440 sf		7,440 sf	
Main house footprint	2,415 sf		2,415 sf	
Front porch	124 sf		124 sf	
Side porch 1	-		-	
Side porch 2	-		-	
Rear porch	-		-	
Garage footprint	539 sf		406	
Carport footprint	-		-	
Shed footprint	-		-	
Breezeways	-		-	
Covered patio structure	30		30	
Other accessory structures	-		281 sf trellis (excluded)	
<b>Total (total lot coverage/lot area):</b>	.418		.399	
<b>Total Lot Coverage:</b>	3,108 sf		2,975 sf	

Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	7,440 sf		7,440 sf	
Main house: 1st floor	2,415 sf		2,415 sf	
Main house: 2nd floor	-		-	
Garage: 1st floor	539 sf		406	
Garage: 2nd floor	-		319	
Other structures (unless exempted - see below)	-		281 sf trellis (excluded)	
<b>Total (total FAR/lot area):</b>	2,954 / 7,440		3,140 / 7,440	
<b>Total FAR:</b>	.397		.422	

<b>Height of Main Structure:</b>			16	
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\*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

\*\*Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address: 237 Argo Ave

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures	3,108		2,975	
Driveway/Parking Pad	138		380	
Walkways	443		1,105	
Swimming Pool/Spa	-		-	
Other impervious cover: _____	-		-	
Total impervious surface cover (in this project):	3,689		4,460	
Total impervious surface cover <i>removed/existing</i> (in this project):			3,689	
Total impervious surface cover <b>sq. ft.</b> (proposed minus removed = net figure for this project)*			771	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area				A
Footprint of any structure(s)				
Driveway/Parking Pad				
Walkways				
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project				B
Impervious surface cover <i>removed/existing</i> within front yard setback in this project			NO CHANGE	
Impervious surface cover net proposed <b>sq. ft.</b> within front yard setback				
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			NO CHANGE	

\*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

\*\*Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

**Impervious cover.** Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

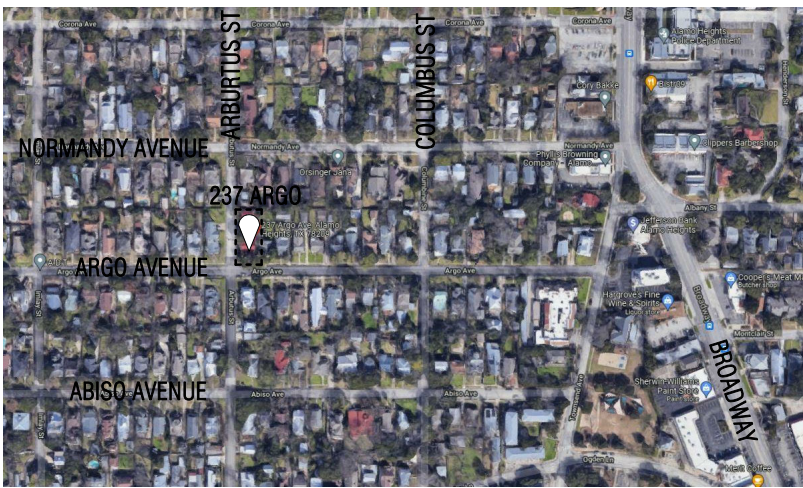


# FOERSTER RESIDENCE

ACCESSORY DWELLING UNIT

237 ARGO SAN ANTONIO, TEXAS 78209

LOT 20 BLOCK 132 N.C.B. 4024

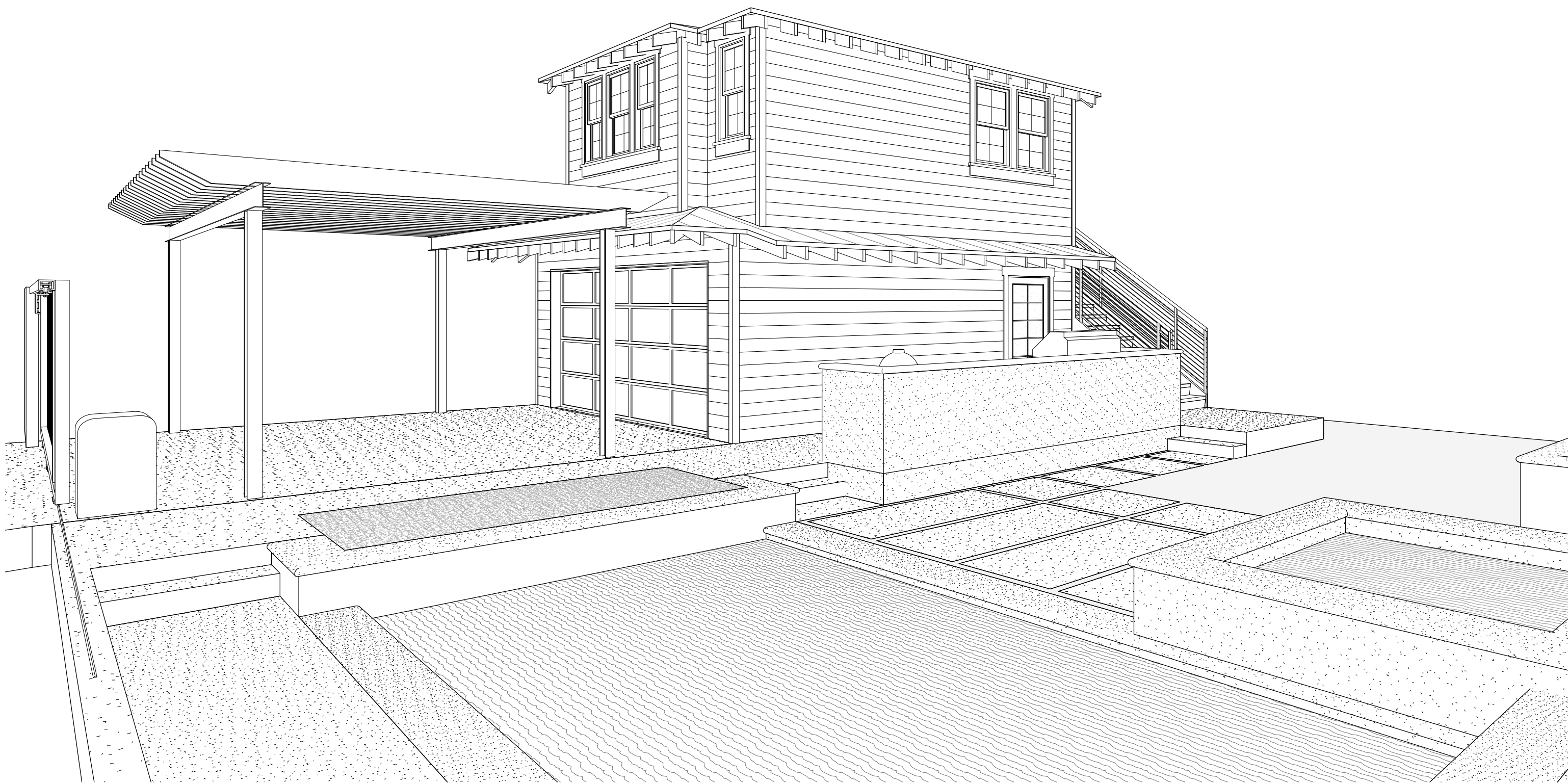


## 2 Location Map

SCALE: N.T.S.



TRUE  
NORTH



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ARCHITECT: LINDSAY THORN

REG. NO: 17180

FOERSTER RESIDENCE

237 Argo, San Antonio, TX 78209

No.	Revisions	Date
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Drawn: Designer	Project No. 2135
Checked: Checker	Date: 02/24/2022

Scale:  
1/4" = 1'-0"

Drawing Title:  
SHEET

Sheet No.

Cover



## A photograph of a yellow house with a white garage door. A dark SUV is parked in the driveway. Large trees are on either side of the house, casting shadows on the driveway. A green trash bin is visible on the right.



STANDING SEAM METAL ROOF —

LAPPED SIDING TO MATCH EXISTING —

NEW SLIDING GATE —



**THORN**  
ARCHITECTS

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ARCHITECT: LYNDsay THORN  
REG. NO: 17180

FOERSTER RESIDENCE  
237 Argo, San Antonio, TX 78209

Revisions	Date
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Drawn: Designer	Project No. 2135
Checked: Checker	Date: 02/24/2022

Following Title:

SITE EXHIBITS

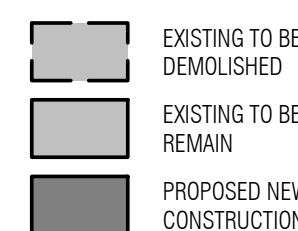
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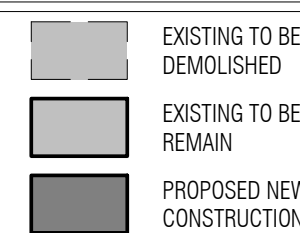


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2/24/2022 2:55:12 PM



SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"

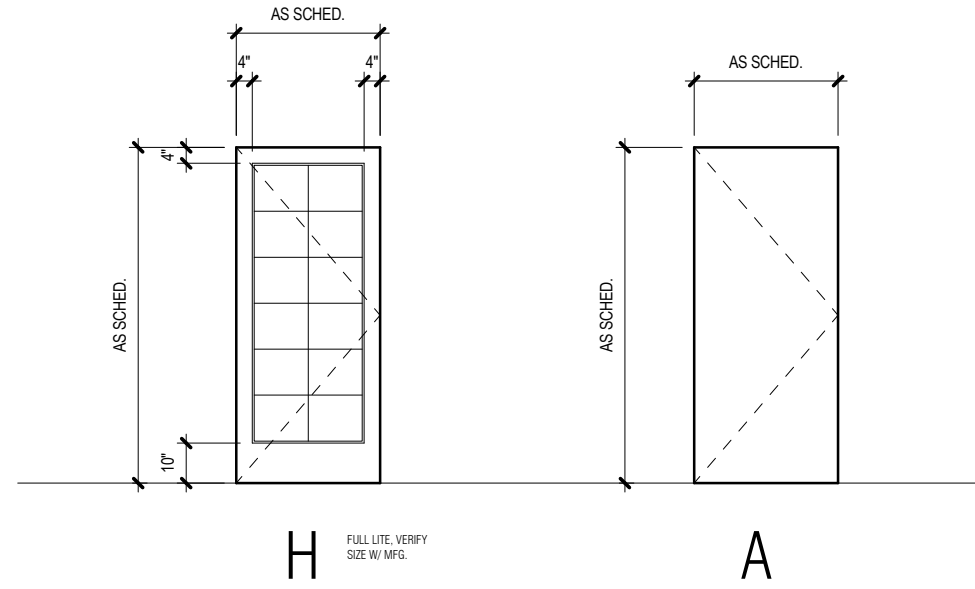


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## A1.1



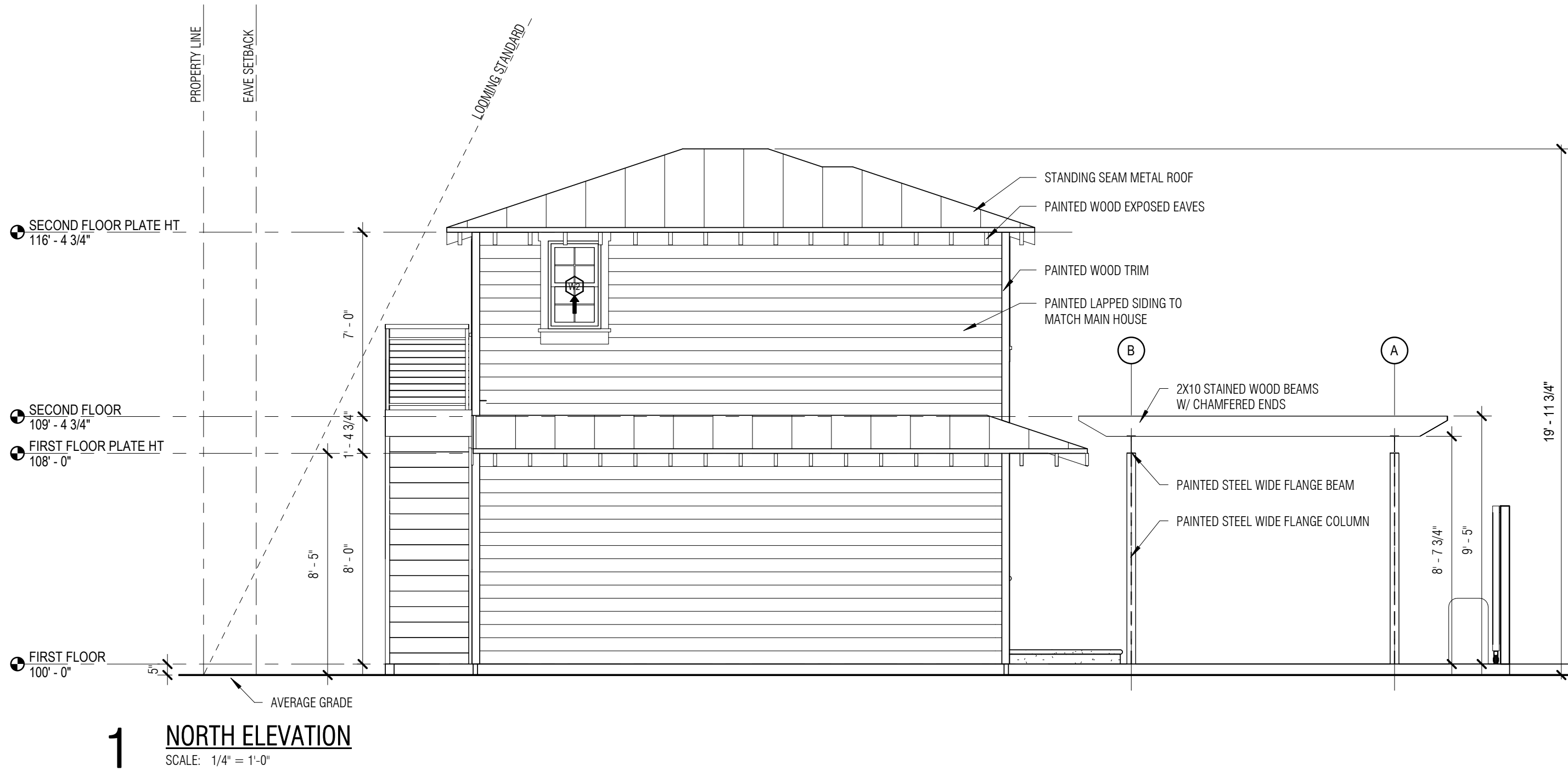
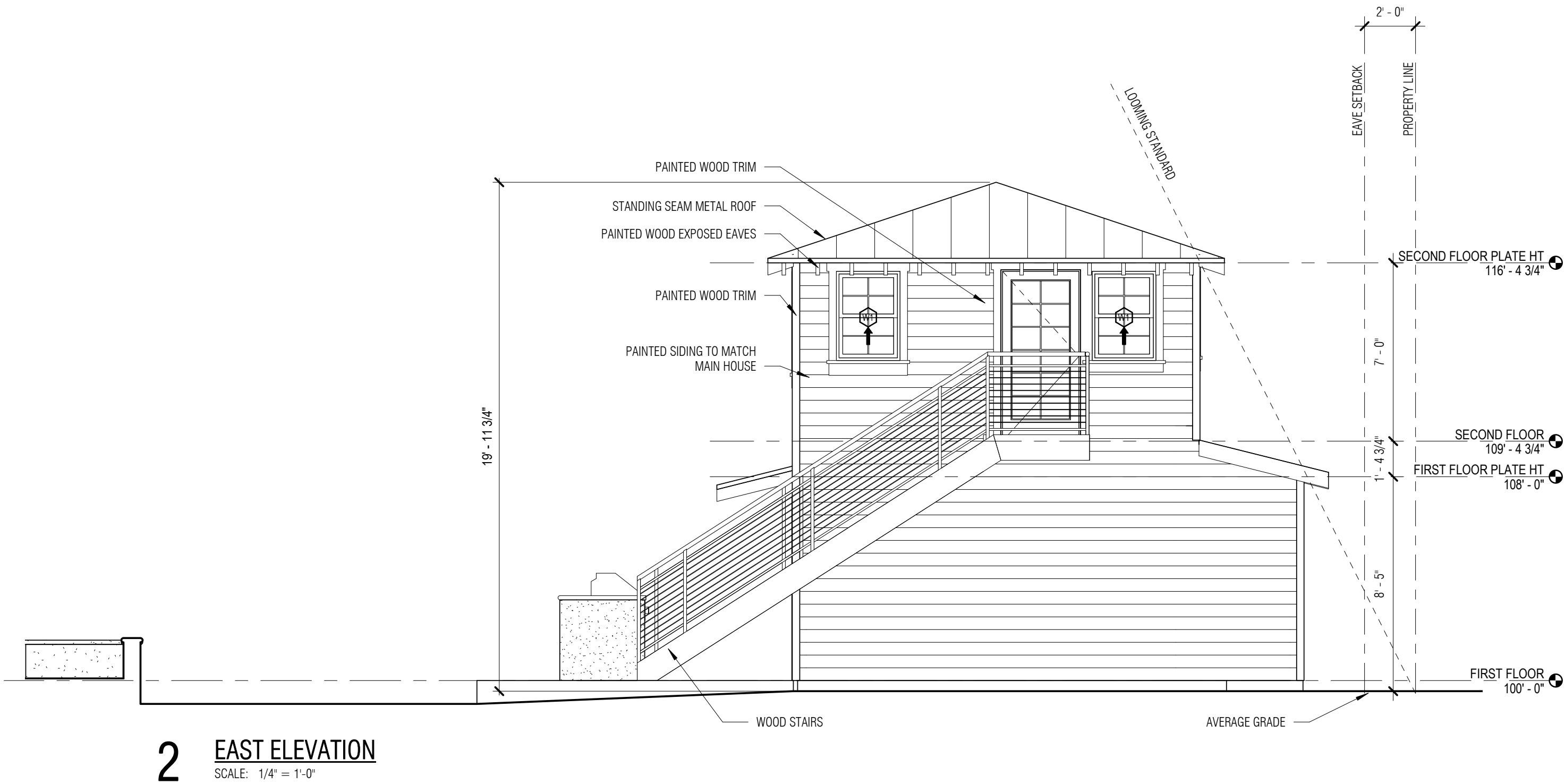
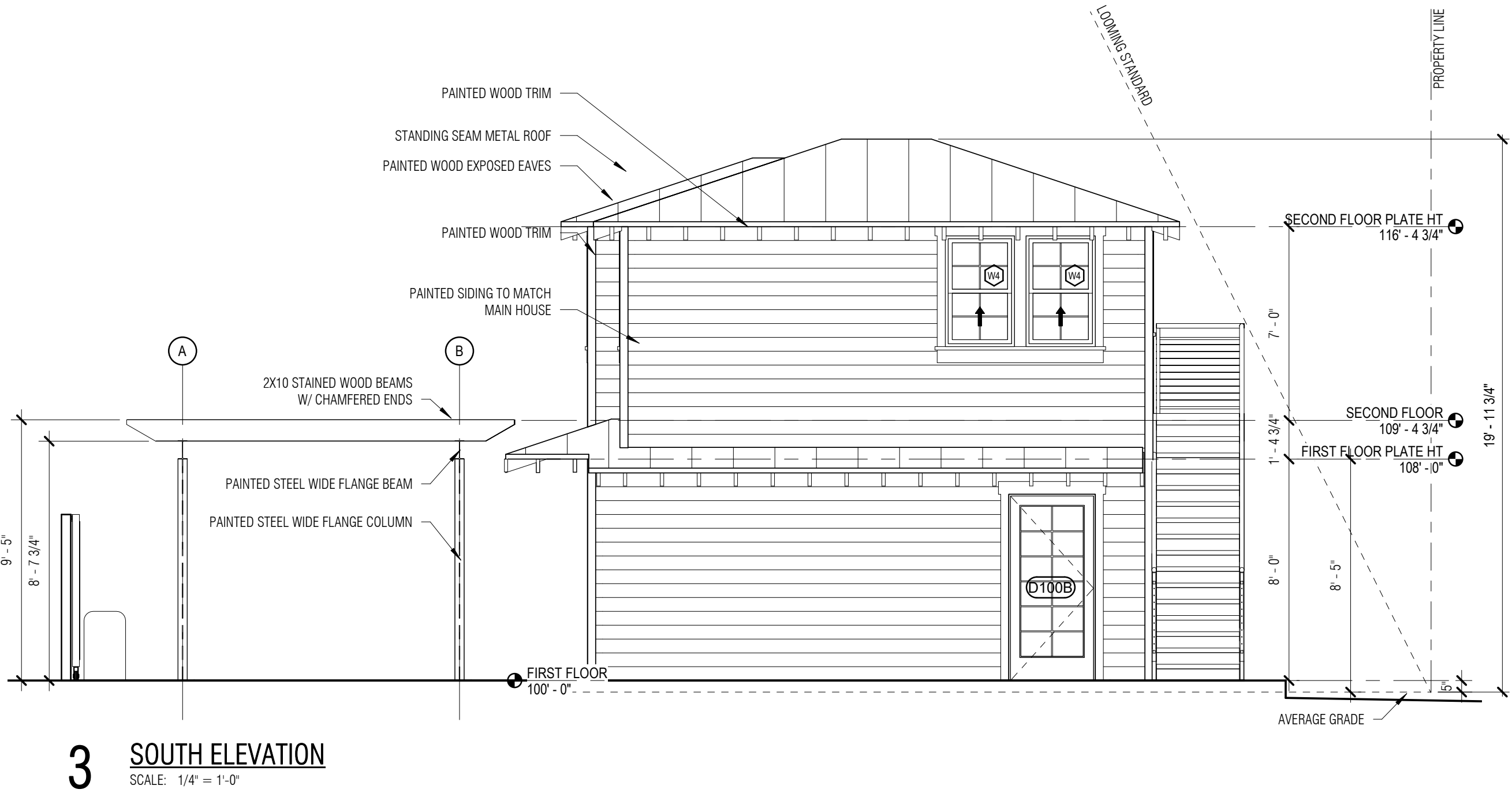
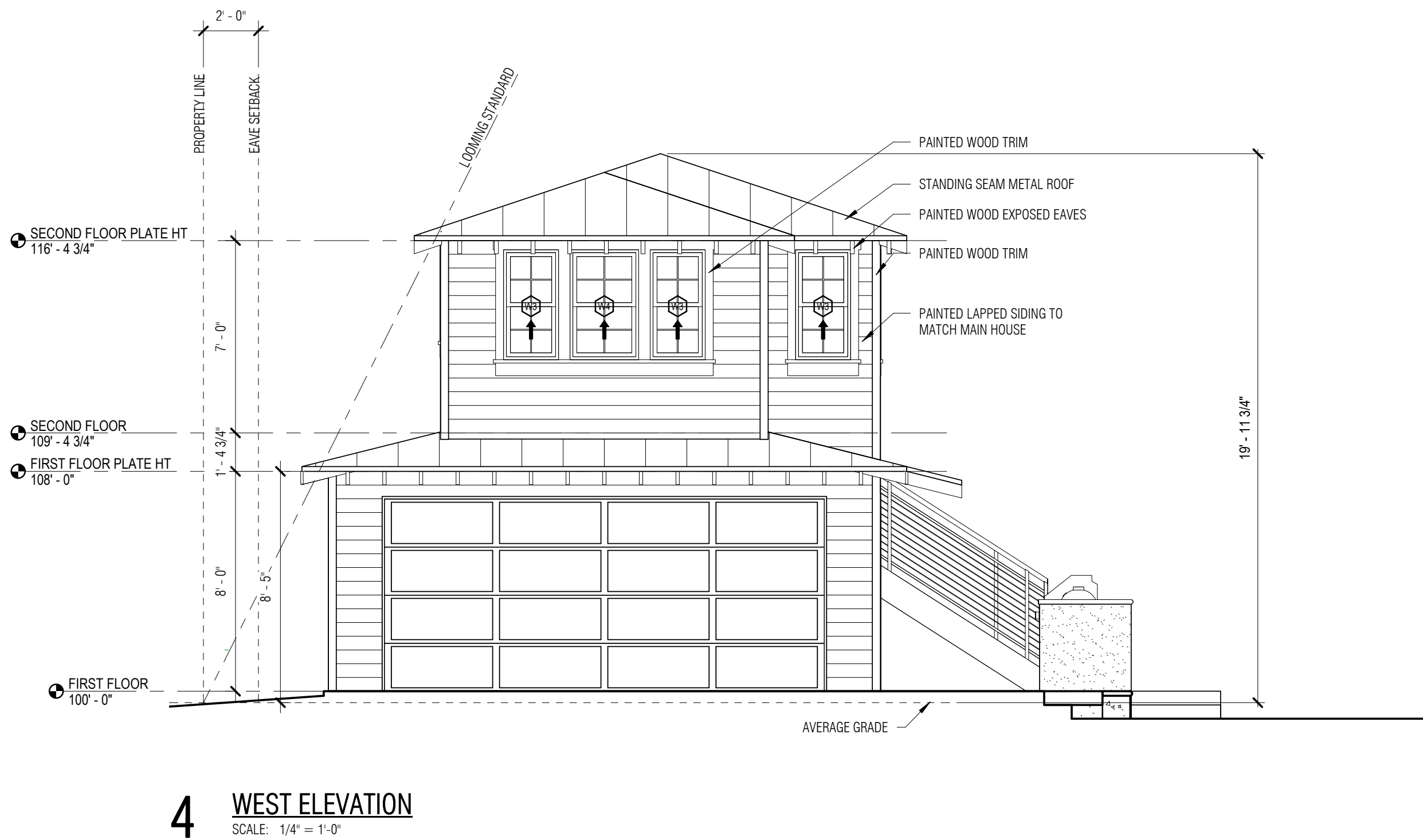




DOOR SCHEDULE								
NUMBER	ROOM NAME	DOOR						
		WIDTH	HEIGHT	TYPE	MATERIAL	GLAZING	FINISH	HARDWARE
D100A	(2) CAR GARAGE	16'-0"	7'-0"		MTL	-	PAINTED	OPENER
D100B	(2) CAR GARAGE	3'-0"	6'-8"	H	SCW	GLASS	PAINTED	ENTRANCE/DEADBOLT
D102J	LIVING ROOM	3'-0"	6'-8"	H	SCW	GLASS	PRE-FINISHED	ENTRANCE/DEADBOLT
D201	BEDROOM	2'-4"	6'-8"	A	HCW	-	PAINTED	PRIVACY
D202	BATH	2'-6"	6'-8"	A	HCW	-	PAINTED	PRIVACY

WINDOW SCHEDULE		
MARK	WIDTH	HEIGHT
W1	2'-6"	3'-6"
W2	2'-0"	3'-4"
W3	2'-0"	4'-0"
W4	2'-6"	4'-0"

GENERAL NOTE: MOUNT ALL WINDOWS AT 6'-8" HEAD HEIGHT



TA  
THORN  
ARCHITECTS

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ARCHITECT: LINDSAY THORN  
REG. NO: 17180

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237 Argo, San Antonio, TX 78209

No.	Revisions	Date
Drawn: MHG	Project No. 2135	
Checked: LAT	Date: 02/24/2022	
Scale: 1/4" = 1'-0"		
Drawing Title: EXTERIOR ELEVATIONS		
Sheet No. A6.1		